

NORTH HIGHLAND AVENUE



STREETSCAPE IMPROVEMENTS

May 27, 2004



JORDAN
JONES &
GOULDING



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Agenda

- Project Overview
- Results of Meetings
- Corridor Master Plan
- Recommendations
- Phase One Construction
- Funding/Budget



Project Overview

- **General elements of the Master Plan**
- Widen/replace sidewalks in commercial Nodes
- Provide on-street parking as much as possible
- Replace existing street trees
- Bury utilities where possible
- Provide decorative lighting in commercial areas
- Provides a bike route
- Improve signalization at Virginia-Highland, provide new left turn lane at Highland SB



Existing conditions













Design Concepts

Streetscape



Features:

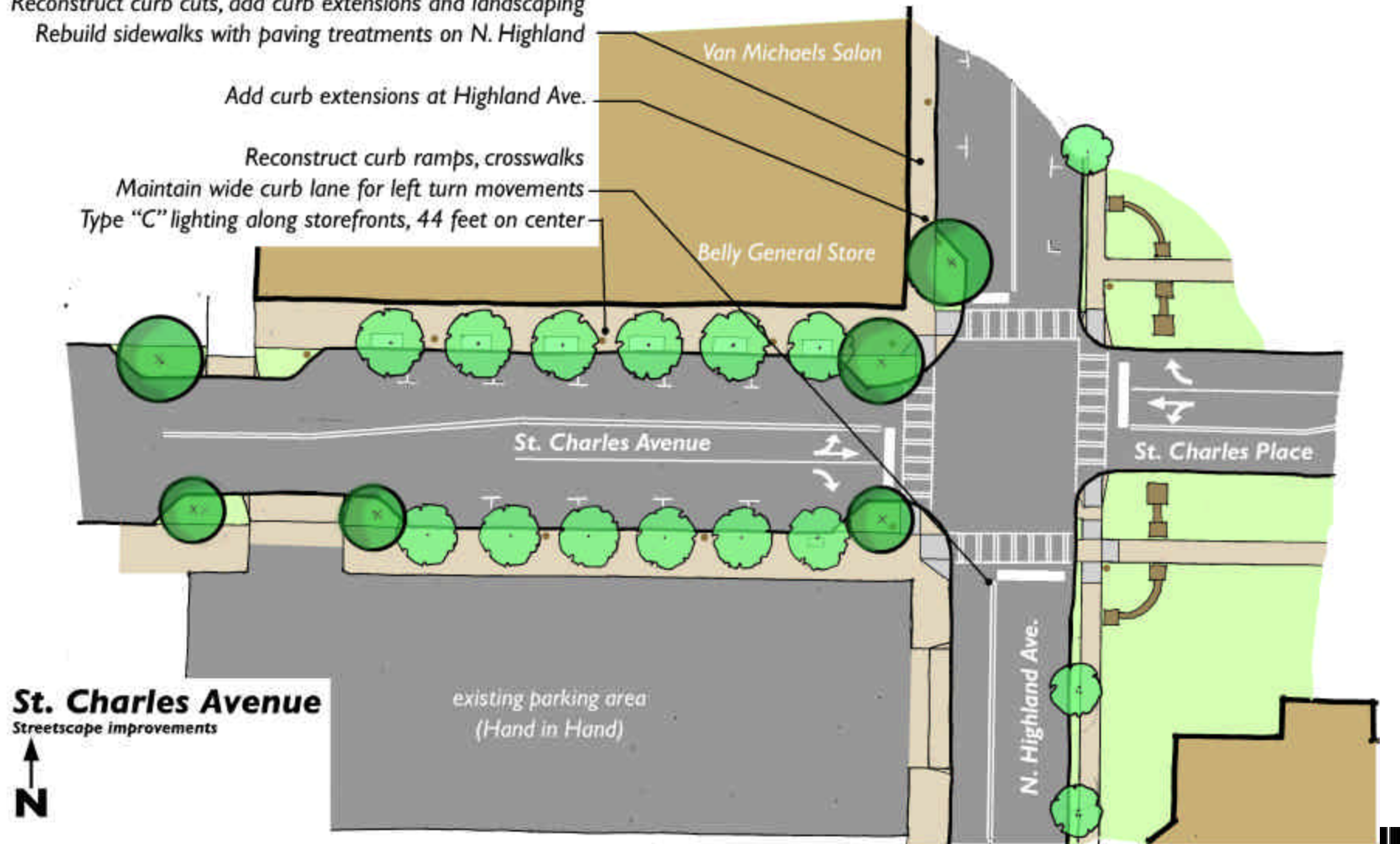
Reconstruct curb cuts, add curb extensions and landscaping
Rebuild sidewalks with paving treatments on N. Highland

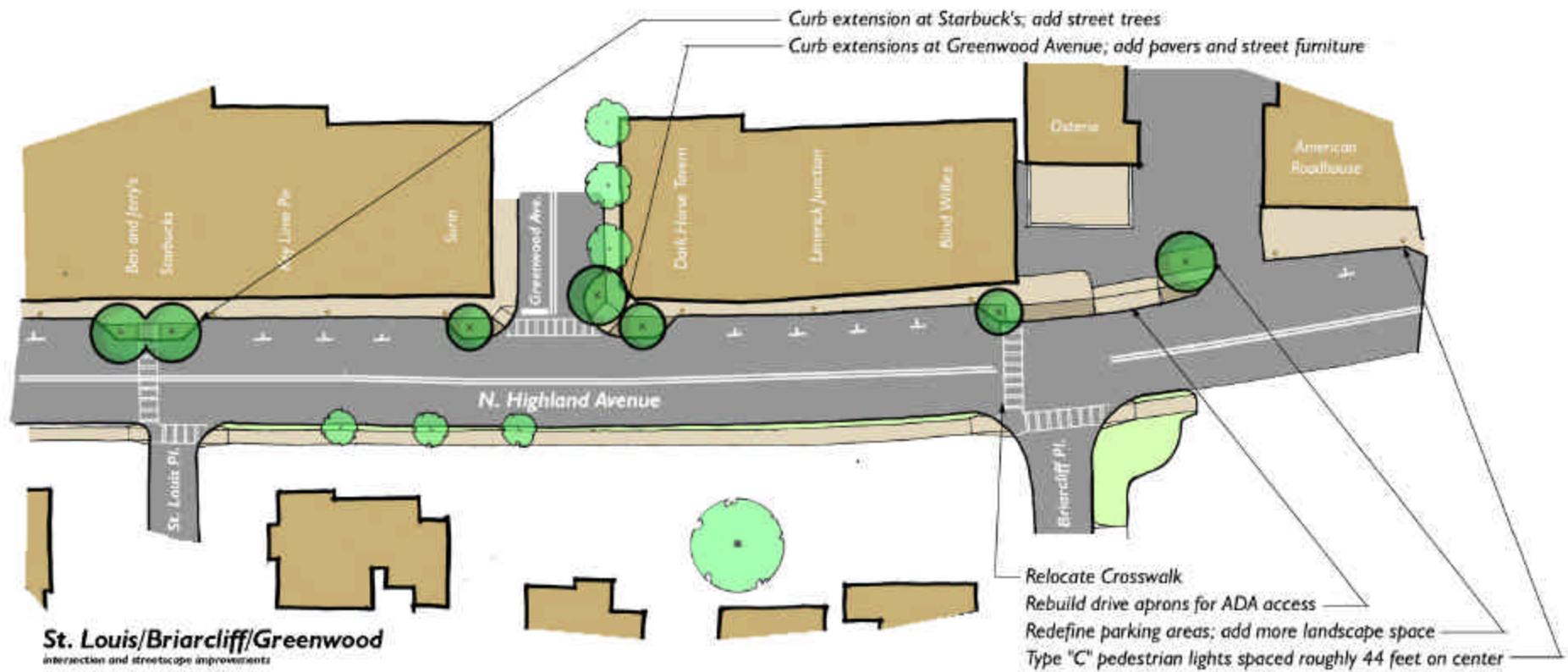
Add curb extensions at Highland Ave.

Reconstruct curb ramps, crosswalks

Maintain wide curb lane for left turn movements

Type "C" lighting along storefronts, 44 feet on center





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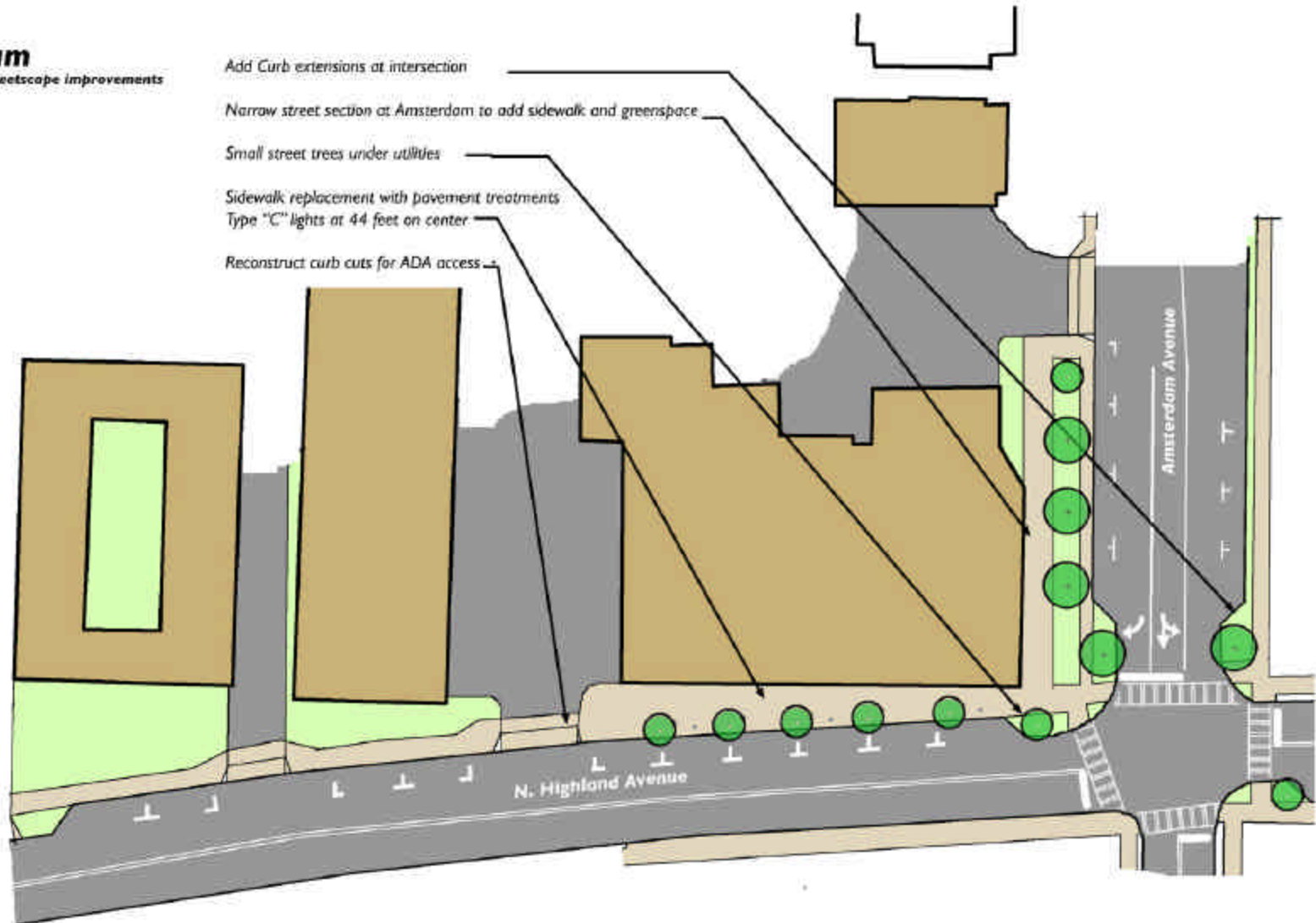




Amsterdam

intersection and streetscape improvements

N →



Morningside Area

Streetscape Improvements





Virginia - Highland

intersection and streetscape improvements

Add curb extensions to shorten crosswalk on Virginia Avenue

Redesigned traffic island, relandscape triangle and widen sidewalks

Rebuild parking area, provide one-way traffic with speed tables to calm traffic

Tighten corner at Todd Road to add pedestrian space

Bury Bellsouth utilities on Highland Ave.

Build curb extensions at driveways

Relocate crosswalk at Los Angeles Ave.

Georgia Power and Comcast utilities to remain

Narrow travel lanes to 14 feet (28 feet total with

8 foot parallel parking on each side

Motorcycle/Moped parking

Remove and replace Bradford Pear trees

Widen sidewalk on west side of Highland to 12 feet, provide 4 foot furniture zone and 8 foot sidewalk

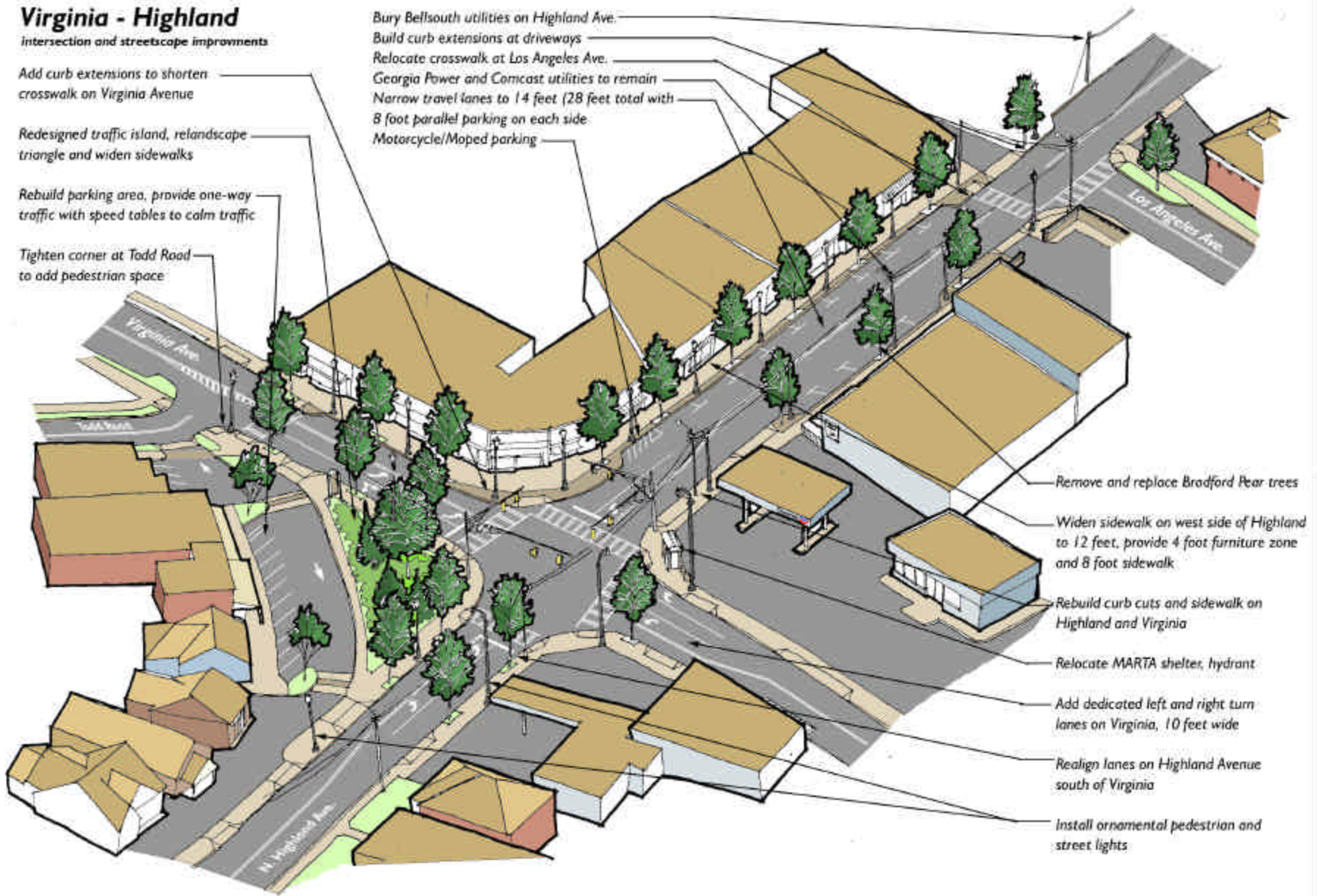
Rebuild curb cuts and sidewalk on Highland and Virginia

Relocate MARTA shelter, hydrant

Add dedicated left and right turn lanes on Virginia, 10 feet wide

Realign lanes on Highland Avenue south of Virginia

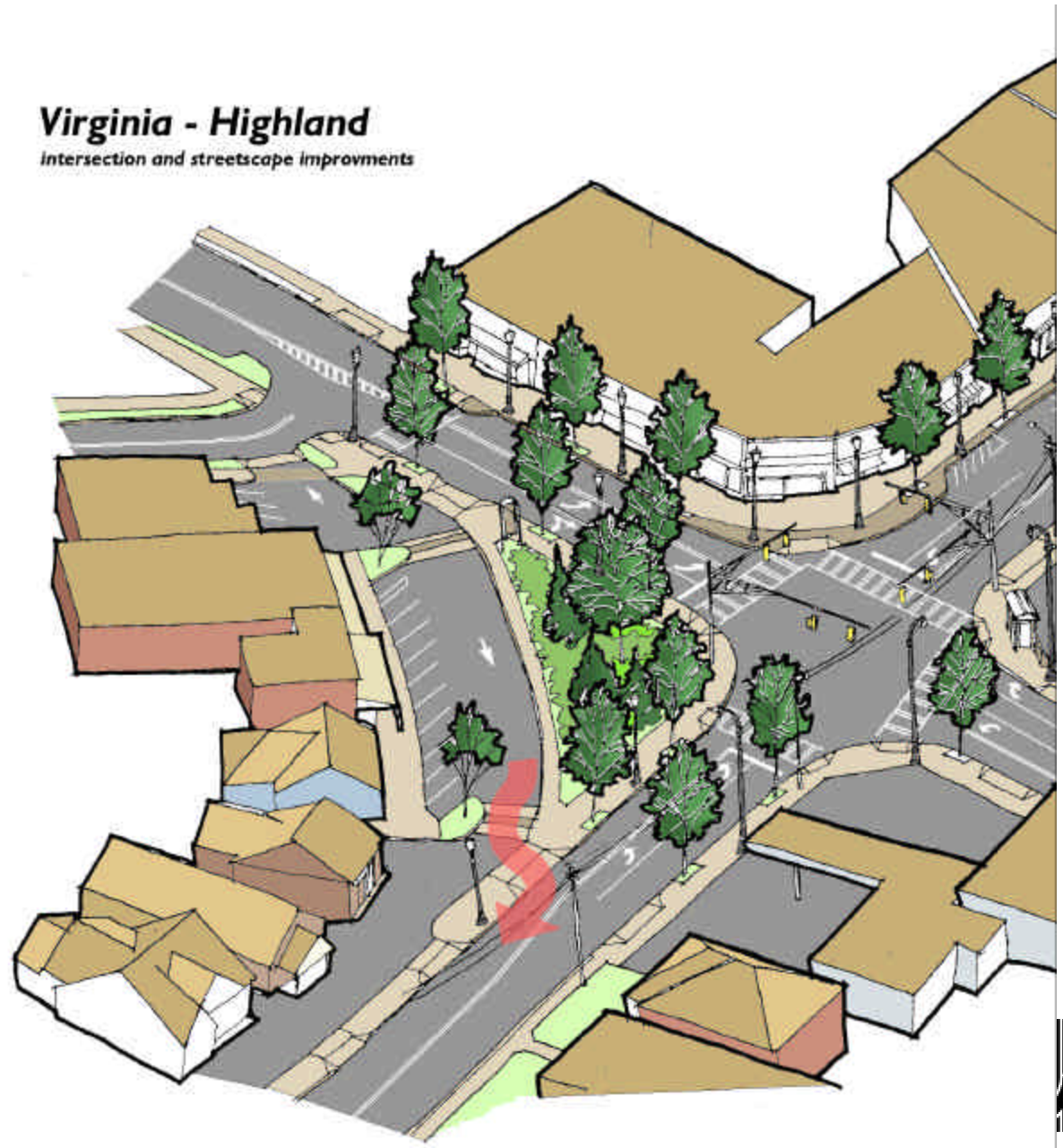
Install ornamental pedestrian and street lights





“Trolley Lane”

1. Rebuild lane as a one-way parking area
2. Build curb cuts to eliminate large radius slip-lane; forces drivers to make slow right turns
3. Add specialty paving and speed tables to create safe pedestrian connections
4. Rebuild landscape island, provide 10 foot wide sidewalk on street edge, a 5 foot walk facing the parking area
5. Relocate utilities and re-landscape island
6. Seasonal plantings can be maintained by Community Association







SITE AMENITIES

- Clean and re-use/replace existing trash receptacles
- Locate benches with backs to walls, retain existing benches for variety
- Bike Racks placed at corners
- Improved tree planting detail



Bike Dock Series 2100 by Saris



Craftsman styled bench by Maglin, Inc.



SITE AMENITIES

- Type “C” lights

Standard Atlanta ornamental
pedestrian fixture



- Type “A” lights

Standard Atlanta ornamental
street light fixture (Phase 2)



SITE AMENITIES

- Pavers

Hexagonal concrete pavers – 8”

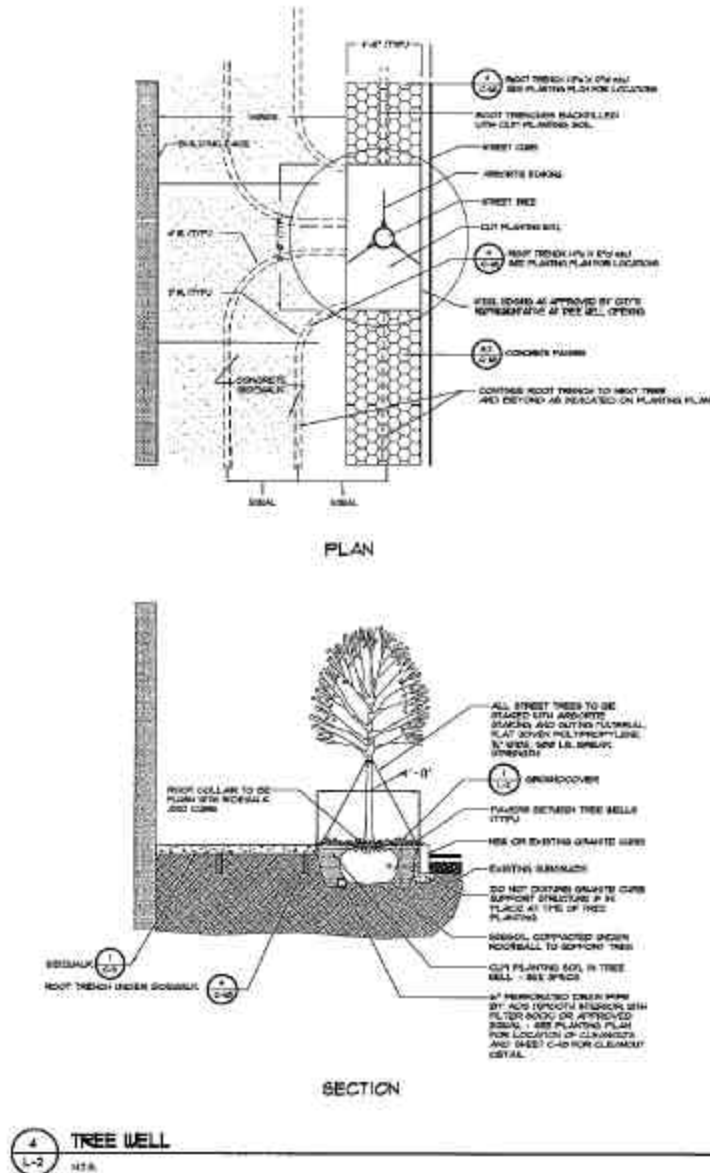
Hex Pavers by Wausau Tile

- Reflect historic materials but stay in place better
- Color - Three shades of gray proposed



SITE AMENITIES

Street Tree Planting Detail



- Each tree well drained by PVC pipe, cleanouts provided to ensure good drainage
- CLM (Complete Landscape Mix) Soil amendment added to plantings
- Root trenches laid between tree wells to guide root development and provide oxygen to root systems



Additional recommendations

- Concentrate streetscape improvements in commercial nodes
- Encourage proper tree care and planting on private property
- Avoid planting additional large trees in two-foot strip between sidewalk and curb
- Develop Wayfinding system for entire area to direct visitors to parking and points of interest.
- Pedestrian street lighting program to enhance the corridor (Type C Lights)



Preliminary Opinion of costs

- Opinion of cost for entire corridor Master Plan: \$3 million
- Utility relocation costs vary widely
- Lighting program for entire corridor could total \$0.7-1 million additional funds
- Does not include right-of-way acquisition costs



Preliminary Opinion of costs

Phase One – CMAQ Funding

- Improvements to be limited to both sides of Highland between Virginia and Los Angeles Ave., and a portion of the north side of Virginia Avenue.

Funds Available

Current CMAQ funding	\$	332,800
Available from QOL [incl matching funds]	\$	88,900
TOTAL	\$	421,700
Current Cost Estimate	\$	500,500
Current Shortfall	\$	78,800

Cost Saving/Cost Sharing Ideas

"Menu" of Options	Savings
granite curb at "exposed" areas, concrete at parking spots	\$ 20,000
benches bought by others	\$ 22,000
pedestrian lights bought by others	\$ 81,000
bicycle racks bought by others	\$ 10,000
stamped concrete in lieu of pavers	\$ 27,000
un-stamped concrete everywhere, no pavers	\$ 34,000
trees bought by others	\$ 25,000
do not relocate utilities on west side of Highland	\$ 80,000



Questions?

